

CITY OF SAN BRUNO



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STAFF

Terry Jackson, *Interim Community Development Director*
Gary Binger, *Interim Planning Director*
Aaron Akin, AICP, *Planning Manager*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Beilin Yu, *Associate Planner*
Lisa Costa-Sanders, *Contract Planner*
Adam Finestone, *Recording Secretary*
Pamela Thompson, *City Attorney*

PLANNING COMMISSIONERS

Joe Sammut, *Chair*
Sujendra Mishra, *Vice-Chair*
Mary Lou Johnson
Bob Marshall Jr.
Kevin Chase
Rick Biasotti
Perry Petersen

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

June 7, 2005

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:01 pm

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Sammut	X	
Vice Chair Mishra	X	
Commissioner Johnson		X
Commissioner Marshall	X	
Commissioner Chase	X	
Commissioner Biasotti	X	
Commissioner Petersen	X	

STAFF PRESENT:

Planning Division: Interim Community Development Director : Terry Jackson
Planning Manager: Aaron Akin
Associate Planner: Beilin Yu
Interim Department Secretary: Adam Finestone

City Attorney: Pamela Thompson

Pledge of Allegiance Commissioner Petersen

1. Approval of Minutes – May 17

Motion to Approve minutes of May 17, 2005 Planning Commission Meeting

Petersen/Biasotti

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

2. Communication

None at this time.

3. Public Comment

None at this time.

4. 130 Anza Way

Request for a Conditional Use Permit to allow the construction of first floor and basement level additions, which proposes to increase the Gross Floor Area by more than 50% and which proposes to exceed Floor Area Ratio of .55, per Section 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. – David & Nicole Lagerloef (Owner/Applicant).

Planning Manager Aknin entered staff report.

Commissioner Marshall arrived at 7:04pm

Staff recommends approval of Use Permit 05-21 based on Findings for Approval 1-8 and Conditions for Approval 1-14.

David Lagerloef, the applicant/owner, briefly described his project.

Public comment opened.

Public comment closed.

Motion to approve Use Permit 05-21 subject to Findings of Fact 1-8 and Conditions of Approval 1-14.

Biasotti/Chase

VOTE: 6-0
AYES: All Commissioners present

NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Thursday, May 5, 2005, and legal notice published in the San Mateo Times, Saturday, May 7, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the residence.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-21 shall not be valid for any purpose. Use Permit 05-21 shall expire one (1) year from the date of Planning

Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on June 7, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

Department of Public Works

6. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
7. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01.
8. All broken or raised concrete in sidewalk or driveway approach shall be replaced.
9. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
10. Planting of one (1) 36-inch box size tree or payment of equal value to tree fund for trees and installation.
11. No fence, retaining wall or other permanent structure shall be placed within 5'-6" from back of sidewalk.
12. Remove asphalt in gutter.

Fire Department

13. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

14. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of 10-day appeal period.

5. 436 Hazel Avenue

Request for a Conditional Use Permit to allow the construction of a first floor addition with a gross floor area exceeding 1,825 square feet with a one car garage and a Minor Modification approval to allow a 3' side yard setback, per Section 12.200.080.A.3 and 12.120.010.B of the San Bruno Zoning Ordinance. – Tom Montross (Owner/Applicant)

Planning Manager Aknin entered staff report.

Staff recommends approval of UP 05-26 and MM 05-09 based on Findings for Approval 1-8 and Conditions for Approval 1-8.

Commissioner Petersen asked staff why the staff report makes no mention of a requirement to install a sewer clean-out. Planning Manager Aknin stated that the most likely reason was that one may have been installed during the last addition to this property. He also stated that the Public Works department did not recommend placing this condition on the property when they reviewed the plans. Commissioner Petersen stated that when it is time for a motion on this application, he would like to add a condition that a sewer clean-out be installed at the property line if it does not currently exist.

Tom Montross, the applicant/owner, briefly described his project. He also stated that he installed a sewer clean-out at the property line approximately two years ago. He does not believe there will be a parking impact since the addition does not include any bedrooms.

Public comment opened.

Public comment closed.

Motion to approve Use Permit 05-26 and Minor Modification 05-09 subject to Findings of Fact 1-8 and Conditions of Approval 1-8.

Chase/Biasotti

VOTE: 6-0
AYES: All Commissioners present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Thursday, May 27, 2005, and legal notice published in the San Mateo Times, Saturday, May 28, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed additions is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed additions will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the additions is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the residence.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-21 shall not be valid for any purpose. Use Permit 05-26 and Minor Modification 05-09 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Minor Modification for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on June 7, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. Any changes to the floor plan configuration requires review by the Planning Commission to ensure finding for adequate parking can be met.

Department of Public Works

7. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
8. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.

Chair Sammut advised of 10-day appeal period.

6. 2381 Princeton Drive

Request for a Conditional Use Permit to allow the construction of a first and second floor addition which proposes to increase the gross floor area by more than 50%, exceed the floor area ratio guideline of .55, and exceed 2,800 square feet of gross floor area while only providing a 2-car garage, and a Minor Modification to exceed the lot coverage guideline of .44, per Sections 12.200.030.B.1, B.2, and B.5, and 12.120.010.A.2 of the San Bruno Zoning Ordinance – Yvonne & John Giuseponi (Owners), Robert George (Applicant/Architect)

Planning Technician Finestone entered the staff report.

Staff recommends approval of Use Permit 05-25 and Minor Modification 05-10 based on Findings for Approval 1-9 and Conditions for Approval 1-13.

Chair Sammut asked if color samples have been provided. Planning Technician Finestone stated that the applicant was going to bring them. The applicant did not have the color samples available.

Robert George, the applicant and architect, briefly described his project. He apologized for not having the color sample available.

Commissioner Petersen asked the applicant to describe the proposed colors since they were not available. The applicant briefly described the proposed colors.

Chair Sammut asked the owner if he had spoken to his neighbors prior to the meeting, as had been recommended by the Architectural Review Committee. The owner, Mr. Giuseponi, stated that he had discussed the project with his neighbors, and that they were agreeable to it.

Public comment opened.

Public comment closed.

Commissioner Petersen complimented the design of the project.

Motion to approve Use Permit 05-25 and Minor Modification 05-10 subject to Findings of Fact 1-9 and Conditions of Approval 1-13.

Petersen/Marshall

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Thursday, May 26, 2005, and legal notice published in the San Mateo Times, Saturday, May 28, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed residence is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood.
6. The proposed residence will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the new residence is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the proposed residence.
9. The new windows proposed along the side elevations are designed to minimize the privacy impacts on the adjacent neighbors, and therefore the approval of the use permit and minor modification will not be detrimental to the adjacent real property.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-25 and Minor Modification 05-10 shall not be valid for any purpose. Use Permit 05-25 and Minor Modification 05-10 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been applied for prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Minor Modification for an addition shall be built according to plans approved by the Planning Commission on June 7, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside

construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.

Department of Public Works

7. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
8. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01.
9. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
10. Paint address number on face of curb near driveway approach. Black lettering on white background.
11. No fence, retaining wall or other permanent structure shall be placed within 4' 6" from back of the sidewalk.

Fire Department

12. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
13. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of 10-day appeal period.

7. 672 Green Avenue

Request for a Conditional Use Permit to allow a large family day care operation in a single-family residential zone; per Sections 12.84.200 of the San Bruno Zoning Ordinance. Jim Cary (Owner), Siosiana Katoa (Applicant)

Associate Planner Yu entered staff report.

Staff recommends approval of Use Permit 05-22 based on Findings for Approval 1-9 and Conditions for Approval 1-13.

Siosiana Katoa, the applicant, briefly described her background and qualifications for running a day-care center. She also described her project. She stated that the new children to be added to the center are primarily siblings of existing clients. She also stated that her contract with the parents requires the use of the driveway for dropping off and picking up the children.

Commissioner Petersen asked the applicant if she was familiar with the conditions contained in the staff report. She stated that she was. He also asked how a child would know their parents were there to pick them up. The applicant stated that children must be signed in and out, and parents cannot honk their horns to summon their children.

Chair Sammut asked how many of the new children will be siblings of existing children. The applicant stated that there are 5 siblings ready to come on board once school is out this coming Friday. Chair Sammut stated his understanding that the facility would reach 13 children without any increase in vehicular traffic. The applicant agreed with this statement.

Public comment opened.

Public comment closed.

Motion to approve Use Permit 05-22 subject to Findings of Fact 1-9 and Conditions of Approval 1-13.

Chase/Biasotti

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, May 27, 2005, and legal notice published in the San Mateo Times, Saturday, May 28, 2005.
2. Notice of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansion to Existing Facilities.
5. The use permit to operate a large family day care home at the house at 672 Green Avenue is located in a residential district.
6. The use permit to operate a large family day care home at the house at 672 Green Avenue will not result in undue negative impacts upon the neighborhood vicinity in terms of traffic, parking, and noise.
7. The subject property contains a driveway where at least two vehicles can be to allow children to be picked up or dropped off.
8. The existing home complies with applicable off-street parking standards of the zoning code since the subject property contains a detached one-car garage.
9. Based on a site inspection by the Fire Department staff, with the conditions of approval, the existing home complies with applicable building and fire code provisions.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-22 shall not be valid for any purpose.
2. The request for a use permit for a large family day care home at 672 Green Avenue shall operate according to plans approved by the Planning Commission on June 7, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. Parents and guardians dropping off and picking up children from the home shall be directed to not honk their car horn. Neighborhood noise complaints could result in this application being called back up to the Planning Commission for revocation.
4. Parents and guardians dropping off and picking up children from the home must park on the driveway when picking up and dropping off their children.

5. Parents and guardians dropping off and picking up children from the home shall be directed to stagger their time to pick up and drop off children in order to avoid increase in traffic at any one time.
6. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
7. Children shall be supervised when outdoors to control noise levels.
8. The applicant shall obtain a license from the State of California to operate a large home family day care center.
9. The number of children shall be limited to a maximum of fourteen (14) at any one time, including any of the applicant's own children.
10. Children outdoors shall be supervised at all times.

Fire Department

11. Smoke detectors shall be installed in every room where daycare is provided. Specifically, a smoke detector shall be added to the rear room.
12. Security lattice shall be installed below the railing of the staircase in order to secure the area.
13. An illuminated address number shall be installed.

Chair Sammut advised of 10-day appeal period.

8. 468 Chestnut Avenue

Request for a Conditional Use Permit to allow construction of an addition, which proposes to exceed Floor Area Ratio of .505, and a Minor Modification to exceed Lot Coverage of 40.4% up to 48%, per Sections 12.200.030.B.2 and 12.120.010.A.1 of the San Bruno Zoning Ordinance. – George Dayeh (Applicant/Architect), Mr. and Mrs. Salti Ibrahim (Owner)

Planning Manager Akinin gave a brief project update.

Staff recommends continuation of this project to the June 21st Planning Commission meeting.

Public comment opened.

Public comment closed.

Motion to Continue Use Permit 05-13 and Minor Modification 05-06 to the June 21st, 2005 Planning Commission Meeting.

Petersen/Chase

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

9. Lot Underneath I-380 on Huntington Avenue and Herman Street

Request for a temporary PG&E storage and operations yard located underneath the I-380. This lot is located on Huntington Avenue at Herman Street in an Unclassified (U) Zoning District, and the review is in accordance with Section 12.96.180 of the San Bruno Zoning Ordinance. – Tim Youngblood, ARB, Inc. (Applicant); State of California, Caltrans (Owner).

Associate Planner Yu entered staff report.

Staff recommends approval of Use Permit 05-32 based on Findings for Approval 1-7 and Conditions for Approval 1-18.

Commissioner Marshall recommended that condition 13 be modified to include “weeds” with the debris and trash removal.

Commissioner Chase asked if the staff report addressed possible toxic materials on the site. Associate Planner Yu stated that staff had not addressed possible toxic materials, but that conditions can be added to address this issue.

Commissioner Biasotti asked if there would be any potential conflicts between the operation of this storage yard through the end of December and the opening of the Shops at Tanforan in early October. Planning Manager Akin stated that truck-traffic in and out of the site will occur mainly at 8am and 5pm, so there should not be much affect on Tanforan. Aesthetically, the grey fence which will surround the entire property should shield it from any visual affect on the operation of Tanforan.

Calvin Johnson, ARB Project Manager and applicant, gave a brief project description, and stated that the Huntington portion of the project which this yard will be used for (the portion closest to Tanforan) will be the first part completed to minimize affects on the mall. He addressed a few concerns with the site itself. He stated that two temporary ingress/egress points, both along Herman St., would be helpful for getting vehicles easily in and out of the site. Planning Manager Akin stated that multiple curb-cuts would be acceptable so long as the existing curb-cut along Huntington Ave. is not used.

The applicant asked for clarification of the type of security fence the City would like to see. Planning Manager Akin stated that barbed wire would require a special permit, so

it would be discouraged. He also stated that a uniform fence around the entire property is what the City is looking for, specifically an 8' slatted fence.

The applicant addressed the fact that a security officer would be on-site all night, and asked if this violated the condition prohibiting anyone from living on the site. Planning Manager Akinin stated that so long as the security officer was not staying on the site permanently, this would not be an issue.

Commissioner Petersen asked the applicant if he had read and was aware of the Conditions for Approval contained in the staff report. The applicant answered in the affirmative, stating that he had just addressed any concerns he may have had. He also stated that, with regard to condition #13, both the inside and the outside of the lot will be kept clean of debris, trash and weeds.

Commissioner Petersen asked if the applicant's company was a General Construction Contractor, to which the applicant replied in the affirmative. He also asked if the applicant was aware that this area is of particular interest in the City. He explained that the area under the freeway has had problems in the past with appearance, and as such, the neighborhood will be keeping an eye on what occurs there. Given that information, he asked the applicant if he was still in agreement with the conditions. The applicant replied in the affirmative.

Commissioner Petersen asked if the applicant would have a problem with a condition that any radio equipment for the entertainment of night-time security be kept at a low volume. The applicant saw no problem with such a condition.

Commissioner Chase asked if there were to be any toxic and or explosive materials stored on the site. The applicant stated that there will be glues and solvents on site that will be stored in the fire-proof steel containers.

Commissioner Biasotti asked the applicant if his understanding of the fence was to be uniform and 8' all around. The applicant stated that if that was what the project was conditioned as, he has no problem with it.

Public comment opened.

Public comment closed.

Motion to approve UP 05-32 subject to Findings of Fact 1-7 and Conditions of Approval 1-18, and additional Planning Commission Conditions of Approval 19-20.

Planning Manager Akinin recommended the addition of Condition of Approval 21 regarding storage of hazardous materials. Commissioner Petersen agreed to incorporate that into his motion.

Petersen/Marshall

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, May 27, 2005, and legal notice published in the San Mateo Times, Saturday, May 28, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the storage yard is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the yard will be screened from public view by a proposed fence.
6. The proposed use is consistent with adjacent industrial uses, and the use will not be detrimental to the surrounding residential uses since the truck routes will be limited to the major streets only, and the hours of operation will be limited to 6:00 am to 6:00 pm daily.
7. The project is consistent with the San Bruno Redevelopment Plan.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-32 shall not be valid for any purpose. Use Permit 05-32 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The request for a Use Permit to allow the operation of a temporary storage yard shall be set up according to plans approved by the Planning Commission on June 7, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. Violation of any of the Conditions of Approval listed in this Staff Report shall be cause for the revocation of this use permit.
4. The temporary storage yard shall be removed by and before December 31, 2005 or when work is completed in the City of San Bruno, whichever occurs first. Any extension beyond this date shall be subject to further Planning Commission review and approval.
5. The subject property shall be enclosed by an eight (8) foot cyclone fence with gray vinyl slats (no tarps).
6. All automobiles associated with the business shall be parked or stored on site. Street parking shall not be utilized by employees or business activities.
7. Standard storage yard hours of operation shall be from 6:00 am to 6:00 pm daily. Limited access during non-business hours shall be allowed when designated by the City or Caltrans.
8. Noise level resulting from the operation of the storage yard shall not exceed the noise level allowed in a residential zone, as specified in Section 6.16.030 (Ambient Noise Level Limits) of the City's Municipal Code.
9. The existing driveway and curb cut accessed from East Huntington Avenue shall be fenced off and not used as a point of egress and ingress. No traffic is allowed on East Huntington Drive.
10. A temporary driveway and curb cut shall be install with access to Herman Street, as depicted in Exhibit B: Site Plan, to the satisfaction of the Public Works Department. This temporary driveway and cub cut shall be the only point of egress and ingress to the subject property.
11. The applicant shall restore the curb to its original condition to the satisfaction of the Public Works Department at the time the storage yard is removed. Any damages done to the public right away or the subject property shall be repaired at the applicant's expense.
12. The subject property shall be kept clean of trash and debris at all times.
13. Applicant shall keep public right of way bordering the subject site clean of debris, trash, and weeds at all times.

14. The applicant shall have graffiti coating applied to vinyl slats to prevent graffiti, and all graffiti must be cleaned up immediately.
15. No one is to reside on the lot.
16. The gates must remain locked when no staff is on site.
17. Delivery trucks as well as construction vehicles to and from the storage yard shall only utilize the following major streets: Huntington Avenue, Sneath Lane, San Bruno Avenue, and El Camino Real. No construction vehicle or delivery truck is allowed on the surrounding residential streets.
18. Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements.

Planning Commission Conditions

19. The placement of a work trailer on site shall not be used for living space, but shall be allowed for the night-time use of security personnel.
20. Radio levels for entertainment purposes shall be kept within the decibel limits referenced in Condition of Approval 8.

Additional Community Development Condition

21. All hazardous materials on site shall be contained to the satisfaction of the Fire Chief as well as all other state and federal regulations.

Chair Sammut advised of 10-day appeal period.

10. City Staff Discussion

Chair Sammut discussed the need for a new Planning Commissioner representative to the Bicycle and Pedestrian Committee.

Commissioner Chase asked for details on their meeting dates and some information of what is involved. Planning Manager Akin stated that the meetings are the second Wednesday of every month at 5:30pm, and that the Committee generally has 6 or 7 members. In general, the Committee makes recommendations to the City Council regarding bicycle and pedestrian issues.

Commissioner Mishra volunteered to be the Planning Commission representative to the Bicycle and Pedestrian Committee.

Motion to nominate Planning Commissioner Sujendra Mishra to be the Planning Commission representative to the San Bruno Bicycle and Pedestrian Committee.

Sammut/Chase

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

Due to a re-flooring project at the Senior Center, the June 21st Planning Commission meeting will be at City Hall, Conference Room 115.

A second Architectural Review Committee meeting has been added for the month of June. It will take place on June 30th. Planning Manager Aknin asked for volunteers to the ARC meeting. Commissioners Marshall, Mishra, and possibly Sammut will attend, with Commissioner Biasotti as a backup.

Planning Manager Aknin stated that the City Council heard an appeal of a Use Permit issued for 758 Cherry at its' May 24th meeting, and upheld the Commission's decision to approve the Use Permit.

11. Planning Commission Discussion

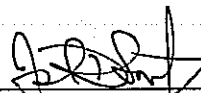
Commissioner Mishra stated that he and Commissioner Biasotti attended the League of California Cities Planning Commissioner's Workshop. He will bring material from that workshop to the next Planning Commission meeting.

Commissioner Sammut asked if anything has been done to address the appearance of San Bruno Avenue East. Planning Manager Aknin stated that a campaign has been launched to clean up that area, and that businesses which required a Use Permit to operate there will be informed that their Use Permit can be revoked if they do not improve the appearance of their properties. He stated that this stretch of San Bruno Avenue has become a Code Enforcement priority.

12. Adjournment



Terry Jackson,
Interim Secretary to the Planning
Commission
City of San Bruno



Joe Sammut, Chair
Planning Commission
City of San Bruno

NEXT MEETING: June 21st, 2005

TJ/af

Meeting was adjourned at 7:52pm

June 16 ARC – Mishra/Chase/Biasotti; Johnson alternate